

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG.
ENTRY No. 27639
DATE: 21/12/2022

NAGPUR TREASURY
11AA 295492
16 DEC 2022
Head Clerk / Sr. Clerk

NOTARY BRAJESH N. PRASAD NAGPUR (M.S.) INDIA REGD. NO. 7266 GOVT. OF INDIA

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration **MAHALAXMI AEDIFICATORS PRIVATE LIMITED "MAHALAXMI NAGAR – 27",** Kh. No. 12/1 AND 13/1, P. H. NO. 74, Mouza – Mohgaon, Tahsil – Nagpur (Rural), District – Nagpur - 441110, Director of the proposed project / duly authorized by the Director of the proposed project, vide their authorization dated 21-12-2022

We, **1) SHRI. RAHUL JAGDISH BONDRE 2) SHRI. HARSH ANISH CHHAJED** Directors of the proposed project / duly authorized by the director of the proposed project do hereby solemnly declare, undertake and state as under:

1. That director have a legal title Report to the land on which the Development of the project is proposed

OR

The director have a legal title Report to the land on which the development of the proposed project is to be carried out

AND

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	४५३६/दिनांक 20/12/2022
२) दस्ताचा प्रकार	
३) दस्त नोंदणी करण्यास पात्र आहे काय?	हो/नाही
४) विक्रेत्याचे नाव/पत्ता	
५) मुद्रांक खरेदी करणाऱ्याचे नाव व पत्ता	[illegible]
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	100
श्रीमती [illegible]	मुद्रांक विक्रेता, ला.क्र. १/१५९६, कोड क्र. ४६०१०४३ जिल्हाधिकारी परिसर, ता. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

a legally valid authentication of title of such land.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by director 20-12-2027 from the date of registration of project;

4. (a) For new projects :

That seventy per cent of the amounts realised by director/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/ director for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That the directors shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the directors shall take all the pending approvals on time, from the competent authorities.

8. That the directors shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the directors have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the directors shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

1) _____

2) _____

Verification

The contents of the aforementioned Affidavit cum Declaration are true and correct and nothing material has been concealed by the directors there from.

Verified by the director at **NAGPUR** dated



Deponent



Deponent

NOTARIAL, SOLEMNLY AFFIRM
BY ... above deponent ...
WHO IS PERSONALLY KN
TO ME / IDENTIFIED BY .
BEFORE ME THIS THE 21
DAY OF Dec-2022
AT NAGPUR

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED